

PUBLIC HEARING--May 12, 1965

Appeal #8161 Fortuna Investments, Inc. a D. C. Corporation, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on May 17, 1965:

ORDERED:

That the appeal to continue operation of a parking lot for five years at 1315-17-19-21-23-25-27 - 12th St. N.W., lots 813, 814, 815, 816, 817, 818 and 819, square 313, be conditionally granted for the following reasons:

(1) As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds that the continued use of this parking lot, subject to the conditions imposed below, will create no dangerous or otherwise objectionable traffic conditions;; that the present character and future development of the neighborhood will not be affected adversely, and that the lot is reasonably necessary and convenient to other uses in the vicinity, the lot being located adjacent to the C-2 District on 11th Street and is in the highly congested downtown area where off-street parking is desirable and necessary.

(2) The Department of Highways and Traffic offers no objection to the granting of this appeal and states that the operation of this parking lot has caused no adverse traffic problems on 12th Street in that area.

(3) There was one lady in opposition at the public hearing who stated that the cars have been backing into her fence and wants the situation corrected. She also protested to debris on the lot. Thereafter she met with the operator of the lot and the operator has agreed to the following conditions:

- (a) The operator of this lot will maintain the lot in good order and not permit accumulation of debris.
- (b) Appellant will straighten the fence and park exceptionally large cars at another location on the lot, or in any event park them in such a way that they will not touch the fence.
- (c) Permit shall issue for a period of five years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

Occupancy permit shall not issue until all conditions of this Order are met and complied with. Further, the Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this order have been violated.